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**Testimony of David N. Kinsey, PhD, FAICP
Submitted to the Housing Committee, Connecticut General Assembly**

March 10, 2022

**In support of
HB 5204, An Act Concerning a Needs Assessment and Fair Share Plans for Municipalities
to Increase Affordable Housing**

Thank you to the leadership and members of the Housing Committee for the opportunity to submit this testimony in support of H.B. 5204, An Act Concerning a Needs Assessment and Fair Share Plans for Municipalities to Increase Affordable Housing, also known as Fair Share Housing.

At the request of my client, Connecticut Open Communities Alliance (“OCA”), I am submitting this testimony for your consideration. OCA retained me in 2019 for advice and assistance in developing a fair share housing methodology for Connecticut.

I have more than 40 years of affordable housing planning experience implementing New Jersey’s Mount Laurel Doctrine on fair share housing, as a state agency public official, as a special master for the courts, and as a planner in private practice for nonprofit, for profit, and public sector clients. Since 2011, I have collaborated with nonprofit Fair Share Housing Center in New Jersey to calculate, revise, update, defend successfully in litigation, and implement fair share housing need assessments and allocations for 1999-2025 for New Jersey’s six housing regions and 565 municipalities. I have also taught planning and public policy at Princeton University since 1998.

In collaboration with OCA, I reviewed affordable housing needs in Connecticut, as well as Connecticut laws on housing, zoning, and planning, and prepared a 14-step fair share model that assesses regional affordable housing need in Connecticut as of 2020 and allocates that need fairly to each region’s towns. My attached November 2020 report, FAIR SHARE MODEL FOR CONNECTICUT, 2020 (37 pages plus a four-page appendix), explains in detail the steps and data used in the fair share model, in which we calculated and allocated fairly a statewide total of 121,085 needed affordable housing units as of 2020. Its Appendix A presents the fair share

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allocated to each of Connecticut's 169 towns. Both my 2020 report and the fair share model and all the data used in the calculations are publicly available at the [OCA web site](#).

The report illustrates how the concepts and definitions in H.B. 5204 can be used to assess and allocate fairly regional housing need by towns within each planning region. While I drew upon the New Jersey experience, the fair share housing model presented in the report is tailored to address Connecticut's housing needs and should be used as part of implementation of a fair share housing system in Connecticut.

Fair share housing systems work. During 1980-2014, about 70,000 affordable housing units were built in New Jersey due to its fair share system. Since 2015, more than 330 New Jersey municipalities have prepared and are now implementing new local fair share housing plans expected to lead to the construction of more than 50,000 affordable housing units during 2015-2025. Inspired by New Jersey's success, I am excited by the possibility that the Open Communities Alliance fair share model might be used in Connecticut. I urge the Committee to take action on H.B. 5204 to launch a fair share housing system in Connecticut.

Thank you for the opportunity to submit this testimony. I will gladly answer any questions on our report and this testimony.

Attachment:

FAIR SHARE HOUSING MODEL FOR CONNECTICUT, 2020, prepared for and in collaboration with Open Communities Alliance by David N. Kinsey, PhD, FAICP, Kinsey & Hand, Princeton, NJ, November 2020.